073.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	727,800 / 727,800
					USE VALUE:	727,800 / 727,800
					ASSESSED:	727,800 / 727,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHOSTAK GARY & CANDACE L/TR
Owner 2:	SHOSTAK FAMILY REVOCABLE TRUS
Owner 3:	
Street 1:	4 PAMELA DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHOSTAK GARY & CANDACE L -
Owner 2:	-
Street 1:	4 PAMELA DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .197 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 1758 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8563.000	254,000		473,800	727,800
Total Card	0.197	254,000		473,800	727,800
Total Parcel	0.197	254,000		473,800	727,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.99 | /Parcel: 413.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 46319

GIS Ref

GIS Ref

Insp Date 10/15/18

!6155!

PREVIOUS ASSESSMENT

Parcel ID 073.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,000	0	8,563.	473,800	727,800		Year end	12/23/2021
2021	101	FV	244,900	0	8,563.	473,800	718,700		Year End Roll	12/10/2020
2020	101	FV	244,900	0	8,563.	473,800	718,700	718,700	Year End Roll	12/18/2019
2019	101	FV	209,800	0	8,563.	440,000	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	209,800	0	8,563.	440,000	649,800	649,800	Year End Roll	12/20/2017
2017	101	FV	209,800	0	8,563.	385,800	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	209,800	0	8,563.	352,000	561,800	561,800	Year End	1/4/2016
2015	101	FV	208,700	0	8,563.	311,400	520,100	520,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:24:49

LAST REV

Date	Time
10/16/18	13:07:52
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6155

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHOSTAK GARY &	67577-373		7/7/2016	Convenience	1	No	No		
	13402-33		3/1/1978		52,000	No	No		Y

USER DEFINED

Prior Id # 1:	46319
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/5/2001	57	Alterati	52,000	O				ADD 5 FT TO PORCH/

ACTIVITY INFORMATION

Date	Result	By	Name
10/15/2018	Meas/Inspect	CC	Chris C
12/6/2008	Meas/Inspect	163	PATRIOT
8/21/2001	Permit Visit	PM	Peter M
11/11/1999	Inspected	267	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	264	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8563		Sq. Ft.	Site		0	70.	0.79	12									473,822						473,800	

Total AC/HA:	0.19658	Total SF/SM:	8563	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,822	Spl Credit		Total:	473,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00800002
Adj $ / SQ:	136.080
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312042
Depreciation:	58040
Depreciated Total:	254002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

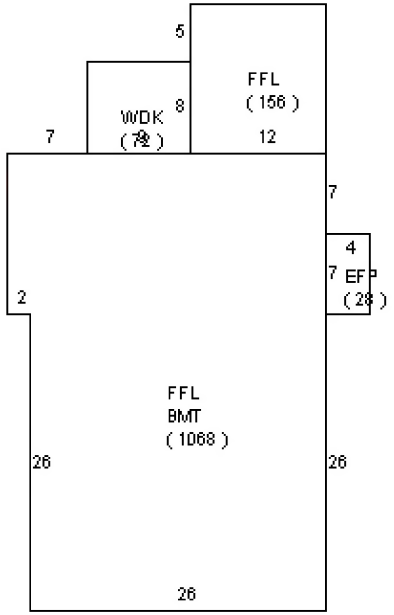
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.08
Special Features:	0	Val/Su Net:	106.19
Final Total:	254000	Val/Su SzAd	207.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	136.080	166,562
BMT	Basement	1,068	54.090	57,770
WDK	Deck	72	16.130	1,161
EFP	Enclos Porch	28	73.180	2,049

Net Sketched Area:	2,392	Total:	227,542
Size Ad	1224	Gross Area	2392	FinArea	1758
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

073.0-0002-0013.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	